



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson, AICP
Planning Director

ZONING ADMINISTRATOR
AGENDA
September 7, 2006

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the Planning Commission Hearing Room, at 2900 Richardson Avenue. Due legal notification of these applications was given to the interested public agencies, County Department, and to property owners within 300 to 400 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 886-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

1:15 P.M.
SB
APPROVED
WT

PVAAT20060565, CYNTHIA BLACKFORD/TRACY EASTWOOD
The applicants request a variance to the front setback requirement of 20 feet from property line to allow for a setback of 10 feet in order to allow the construction of a two-car garage with a deck above.
SUBJECT PROPERTY (AP# 096-160-006) comprises 12,700 sq. ft., is zoned Low Density Residential (LDR), and is located at 1362 Sandy Way in Olympic Valley. (This item was continued from the 8/30/06 hearing.)

1:30 P.M.
CJ
TAKEN
UNDER
ADVISEMENT

PVAAT20060511, LINNIE O'FLANAGON-GORRE & TYRONE GORRE
The applicants request a Variance to the side yard setback requirement of 30' to allow for a setback of 8' on the north, and to the front yard setback requirement of 75' from centerline of NID easement to allow for a setback of 50' in order to construct a single family dwelling. (This item was continued from the 8/17/06 hearing.)
SUBJECT PROPERTY (AP# 075-160-057) comprises 3.9 acres, is zoned RA-B-100 (Residential Agricultural combining Building Site Size of 2.3 acres minimum), and is located at 3440 Cedar Springs Lane in the Meadow Vista area.

1:45 P.M.
CJ
APPROVED

PCPMT20060143, TODD HANAWAY
The applicant requests a Minor Use Permit to allow for a commercial vehicle to be parked on-site.
SUBJECT PROPERTY (AP# 072-270-021) comprises 2 acres, is zoned RA-B-100 (Residential Agricultural combining Building Site Size of 2.3 acres minimum), and is located at 20870 Sunset Way in the Weimar area.

2:00 P.M.
LC
CONT TO
10/5 @ 1:30

PMPBT20060557, MARTINEZ HAY AND FEED

The applicants request approval of a hay and feed business.

SUBJECT PROPERTY (AP# 021-220-066) comprises 5 acres, is zoned F (Farm), and is located at 1788 McCourtney Road in the Lincoln area.

2:15 P.M.
CL
APPROVED
WT

PCPMT20060580, MICHAEL JEFFERS/NEIL & CLAUDIA DOERHOFF

The applicant requests a modification to the maximum footprint requirement of 20% or 7,444 sq. ft. to allow for a footprint of 7,949 sq. ft. and to allow for a side setback of 3' from property line where 10' from property line is required in order to construct a freestanding patio cover.

SUBJECT PROPERTY (AP# 465-110-002) comprises .855 acre, is zoned RS-AG-B-40-TM-PD=1.1 (Residential Single Family combining Agricultural combining Building Site Size of 40,000 sq. ft. combining Traffic Management combining Planned Unit Development, 1.1 units per acre), and is located at 115 Volvano Ridge in the Granite Bay area.

2:30 P.M.
LR
APPROVED
WT

Applicants request a modification to a previously approved Minor Use Permit to allow adjustments in warehouse space, office space, and outdoor storage.

SUBJECT PROPERTY (AP# 017-210-005) comprises 10.1 acres, is zoned INP-Dc (Industrial Park combining Design Scenic Corridor), and is located on the east side of Duluth Avenue, south of Nichols Drive in the Sunset Industrial area.

3:00 P.M.
AF
CONT TO
10/5 @ 2:00

PMPAT20060237, CARMAX AUCTION FACILITY

The applicant proposes to construct a dealer to dealer automobile auction facility, including a 2,300 square foot office/warehouse building, a 192 space parking lot, and a three acre vehicle storage lot.

SUBJECT PROPERTY (AP# 017-061-010, 024, 094) comprises 7.47 acres, is zoned INP-Dc (Industrial Park combining Design Scenic Corridor), and is located at the eastern end of Nichols Road, off Cincinnati Avenue in the Sunset Industrial area.

3:15 P.M.
AF
APPROVED

PMPMT20060542, LIONAKIS BEAUMONT DESIGN GROUP/AT&T

AT&T is intending to install two temporary office trailers and one toilet trailer inside of the C&C Construction Corporation Yard. All 3 trailers will be connected to power, sewer & water. The remainder portion of the leased parking area will be used for 30 private vehicles, (15 light commercial trucks, & 15 heavy commercial trucks). The request includes modification of condition #5 of PMPM 20050552.

SUBJECT PROPERTY (AP# 017-210-004) comprises 6 acres, is zoned INP-Dc (Industrial Park combining Design Scenic Corridor), and is located at 4220 Duluth Ave. in the Rocklin area.

3:30 P.M.
GH
APPROVED

PCPMT20060608, LEGACY CHRISTIAN SCHOOL

The applicant requests a Modification of an existing use permit to allow for an expansion of the church facility to provide a junior high school serving up to 80 students.

SUBJECT PROPERTY (AP# 051-210-096) comprises 10 acres, is zoned RS-AG-B-43 (Residential Single Family combining Agricultural combining Building Site Size of 43,000 sq. ft. minimum), and is located at 3885 Richardson Drive in the Auburn area.

4:00 P.M.
GH
APPROVED
WT

PMPBT20040043, Jabez House/Cavender

The applicant requests Minor Use Permit approval for a total of 11 assisted living residents where 6 were previously allowed.

SUBJECT PROPERTY (AP# 038-051-035) comprises .74 acre, is zoned RM-DL-10 (Residential Multi-Family combining Density Limitation 10 Units per acre), and is located at 1720 Lilac Lane in the Auburn area.